

Westfield-Washington Advisory Plan Commission held a meeting on Monday, October 1, 2012 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum

Commission Members Present: Bob Smith, Dan Degnan, Steve Hoover, Ken Kingshill, Bob Spraeetz, Charles Lehman, Danielle Tolan, and Cindy Spoljaric

City Staff Present: Kevin Todd, Senior Planner; Andrew Murray, Planner; Ryan Clark, Planner; and Brian Zaiger, City Attorney.

Minutes:

Motion: To approve the minutes for the September 4, 2012 APC meeting as presented.

Motion: Tolan; Second: ; Vote: Passed by voice vote

Motion: To approve the minutes for the September 17, 2012 APC meeting as presented.

Motion: Spoljaric; Second: Tolan; Vote: Passed by voice vote

Todd reviewed Public Hearing Rules of Procedure.

ITEMS OF BUSINESS

Case No.	1209-DP-10 & 1209-SIT-06
Petitioner	Crossroads Engineers, P.C.
Description	Centennial Bible Church; 770 Liberty Drive; Petitioner requests Development Plan Review and Site Plan Review for an addition to the existing structure and additional parking on approximately 4.1 acres in the SF-3 (Cluster) District.

Murray introduced the petition, which is for a proposed 12,000 square foot expansion to the west of the existing structure; in addition, the main entrance will be located to the south and will include a new overhead canopy and drop-off area. He added the petitioner is proposing 25 additional parking spaces. Murray stated the plans are compliant with the exception of the landscaping plan; staff is working with petitioner on said plan.

A Public Hearing opened at 7:07 p.m.

No one spoke, and the Public Hearing closed at 7:08 p.m.

Hoover asked what the use will be of the proposed expansion.

Petitioner responded administrative uses and classrooms.

Case No. 1210-DP-11 & 1210-SIT-07
Petitioner Washington Township Parks & Recreation
Description MacGregor Park; Northwest corner of State Road 38 and MacGregor Park Road;
Petitioner requests Development Plan and Site Plan review for new parking lot and picnic shelters on approximately 9 acres in the AG-SF1 District.

Clark introduced the petition, which is for an addition to the park, which will include a new parking lot, future picnic shelters, and walking trails.

Mr. David Gill, Washington Township Trustee stated there is one change in the plan at the suggestion of the Westfield Fire Department, which is an additional two parking spaces to make ingress and egress easier. He added they are still working with Hamilton County Soil and Water on erosion control.

A Public Hearing opened at 7:11 p.m.

No one spoke, and the Public Hearing closed at 7:12 p.m.

Case No. 1210-DP-12 & 1210-SIT-08 & 1210-SPP-06
Petitioner Sundown Gardens
Description 19653 Six Points Road; Petitioner requests Development Plan and Site Plan and Primary Plat review for a proposed landscape operation on approximately 10 acres in the OI District.

Murray introduced the petition, which is to relocate Sundown Gardens to Westfield; this will serve as a headquarters for Sundown Gardens, and will include office space, workshop space, material bins, debris staging location, nursery and future green house. He added that staff is working with the petitioner toward compliance, including primary plat modifications, landscaping plan and building elevations.

Hoover asked about the existing buildings and whether they would be maintained.

Mr. Scott Senefield, Sundown Gardens, responded the buildings would be maintained and utilized; the barn east of the house and the small wood frame outbuilding will be removed.

A Public Hearing opened at 7:22 p.m.

No one spoke, and the Public Hearing closed at 7:23 p.m.

Case No. 1210-DP-13 & 1210-SIT-09
Petitioner Westfield Washington Public Library
Description 333 West Hoover Street; Petitioner requests Development Plan and Site Plan review for a building addition on approximately 2.55 acres in the SF-3 District.

Clark introduced the petition, which is for a 10,000 square foot addition to the library including drive isle around the rear of the building.

Hoover asked how much parking is being added.

Mr. Mike Halstead responded that no parking will be added at this time.

Kingshill asked about the building materials.

Halstead responded that the vinyl on the west facade and part of the south facade will be replaced with a more permanent material.

A Public Hearing opened at 7:26 p.m.

Mr. Mic Mead asked if it was possible for a vote to be taken tonight.

The Public Hearing closed at 7:28 p.m.

Spoljaric asked for an explanation of the live roof.

Halstead responded it is a low slope roof that collects rain water and filters it with plants before it goes into the storm system.

Case No.	1210-SPP-08
Petitioner	Kite Realty
Description	Bridgewater Marketplace Primary Plat; 730 feet north of 146 th Street on the west side of Gray Road; Petitioner requests Primary Plat review for commercial lots in the Bridgewater Marketplace, in the Bridgewater PUD District.

Todd stated this is only a plat request and is not accompanied with a development plan. He stated this is the north parcel of the existing Bridgewater Marketplace.

Mr. Richard Hoover, EMH&T, stated they represent Kite Realty and they are putting in infrastructure to prepare these parcels for sale.

A Public Hearing opened at 7:36 p.m.

No one spoke, and the Public Hearing closed at 7:37 p.m.

Tolan asked about the continuance of the Harmony project.

Todd stated he believes the Commission will be seeing something from that project in the next month or so.

Spoljaric asked for an update on 146th Street project and the Public Meeting held by the County.

Todd responded there were about 50 residents at the meeting; there were several questions about the necessity for the full expanse of the proposal. He added the County did not offer any response; they were just hearing comment.

Degnan asked when the Park Impact Fee was assessed.

Todd responded at building permit stage.

Hoover stated the Westfield City Council addressed the 2013 budget, which will be addressed again on October 8, and the Utility Purchase appraisal acceptance.

Todd announced Economic and Community Development has a new Building Commissioner, Chad Spitznagle.

ADJOURNMENT (7:40 p.m.)

President, Robert Smith, Esq.

Vice President, Daniel Degnan

Secretary, Matthew S. Skelton, Esq.